

Palmer Canyon Community Standards District

DRAFT

*September 16, 2004
Los Angeles County
Department of Regional Planning*

ORDINANCE NO. _____

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to establish the Palmer Canyon Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1: Section 22.44.110 of the Code is amended to add the Palmer Canyon Community Standards District as follows:

22.44.140 List of districts.

The following community standards district is added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date Of Adoption
...
34	Palmer Canyon	_____	_____

SECTION 2. Section 22.44.137 is hereby added to read as follows:

22.44._____ Palmer Canyon Community Standards District.

A. Purpose. The Palmer Canyon Community Standards District (“CSD”) is established to create special zoning requirements to address the problem of rebuilding homes and accessory structures damaged or destroyed during the 2003 Padua fire, without endangering the health and safety of residents; ensure that the rebuilding of destroyed structures or construction of new ones is carried out within legal parcels; and

further provide for the restoration of homes to be carried out in a manner that will protect the environmentally sensitive Palmer Canyon and prevent future disasters.

B. Description of the District. The boundaries of the Palmer Canyon CSD are shown on the map following this section.

C. Applicability. The standards contained in this CSD shall not become effective until adequate access road(s), water supply, sewage disposal system(s) and additional infrastructure and safety requirements are met, as determined by the county departments of public works, fire, and health services.

D. Community-wide development standards. *(These standards shall apply to the entire Palmer Canyon CSD as shown on the attached map, including the Residential Restoration Area discussed under Section F below).*

1. Parcel survey. A survey shall be prepared by a licensed land surveyor or registered civil engineer prior to development of a single-family residence or accessory structures on any parcel of land.

2. Lot line adjustments. The provisions of Section 22.56.215 shall not apply to new parcels created by combining existing parcels or adjusting lot lines of existing parcels as required by Section 22.56.1756, provided that one of the parcels is located in the Residential Restoration Area. The standards contained in subsection F shall apply to the new parcels.

3. Oak tree permit exemptions. The construction of new infrastructure described in subsection C shall be exempt from the provisions of Part 16 of Chapter 22.56 of the County Code.

E. Zone Specific Standards.

(Reserved)

F. Residential Restoration Area standards (*This sub-area consists of all parcels within the Palmer Canyon CSD which, prior to the 2003 fire disaster, contained at least one dwelling. They are shown on the map titled Residential Restoration Sub-area. The standards that apply to this subarea are designed to minimize hardship from planning and zoning requirements*).

1. Single-family residences. Construction of single-family residences shall be exempt from the provisions of Section 22.20.105.

2. Oak Tree Permit Exemptions: The construction of single-family residences and accessory structures shall be exempt from the provisions of Part 16 of Chapter 22.56 of the County Code. Oak tree removal or encroachment shall be permitted where there are oak trees that:

a. Must be removed or encroached upon for the purpose of safely rebuilding damaged or destroyed residences and related structures;

b. Pose a hazard to humans or property, as determined by the county fire department;

c. Need to be removed or encroached upon to comply with county regulations relating to brush clearance for fire safety, or their removal is otherwise required by the county fire department.

3. Floor area. Structures may be rebuilt with a floor area, provided that the total floor area of the new structure does not add more than 25% to its pre-disaster area.

4. Yard Requirements.

a. Structures may be restored to their previous location within their parcel, allowing for the same yard dimensions as existed before the 2003 fire disaster, provided that:

- i. No structure crosses any lot lines; and
- ii. Structures cannot meet the yard requirements of subsection

F.4.b due to parcel size or topography;

b. Where the provisions of subsection F.7.a do not apply, each parcel shall have a front and rear yard of not less than 10 feet in depth and side yards of not less than five feet.

5. Parking. Each single-family residence shall have off-street automobile parking:

a. One standard automobile parking space shall be required. The parking space may be uncovered;

b. The parking space may be located in the required front, side, or rear yard. The provisions of subsection A of Section 22.20.025 shall not apply;

c. The parking space may be located on a different parcel than the residence it serves, provided that it is secured with a minimum of a 20 year lease which has been recorded, as required by Section 22.52.1020;

d. No parking spaces shall be allowed within any public right-of-way or any private access road used by two or more residences.

6. Nonconforming Buildings and Structures. Notwithstanding the provisions of Part 10 of Chapter 22.56, for any single-family residence and accessory buildings which were nonconforming due to standards of development prior to the 2003 disaster, and

which were damaged or destroyed during that disaster, the provisions of Part 10 of Chapter 22.56 shall not apply, provided that.

- a. The total floor area of the proposed structures are not greater than 25% over what it was immediately prior to the occurrence of the 2003 destruction;
- b. The structures comply with all safety standards required by the county departments of public works, fire, health services and all other local, state, and federal safety and environmental standards.

7. Mobilehomes. A mobilehome may be used as a residence of the owner and the owner's family during construction by such owner of a permanent residence. The mobilehome shall comply with the provisions of Section 22.20.090 except that the mobilehome shall be removed from the site prior to the end of 24 months from the date of approval unless a conditional use permit has been first obtained.

G. Director's Review.

1. Director's review, pursuant to Part 12 of Chapter 22.56, shall be required for the determination of whether or not all proposed construction complies with the provisions of the development standards contained in this CSD. In addition to the requirements of Section 22.56.1680, the site plan must contain the location of:

- a. All proposed structures and the distances from existing and, if applicable, proposed lot lines;
- b. Damaged or destroyed structures resulting from the 2003 Padua Fire and the distances from existing and, if applicable, proposed lot lines;
- c. The subject parcel with a map showing topography, with a contour interval of 10 feet or less, their intervals and any drainage courses;
- d. Water wells;

- e. Private sewage disposal system;
- f. Proposed mobilehome location;
- g. Proposed on-or off-site parking;
- h. Any oak trees, including the dripline of the trees, that are proposed to be removed or encroached upon.
- i. Existing and/or proposed easements.

2. Where another provision of Title 22 requires an application for a conditional use permit, variance, nonconforming use, or structure review, no separate application shall be required to satisfy the provisions of this CSD, provided that sufficient information to determine compliance with this CSD is included with such other application. Such additional information may include measurements, photos, aerial photos, topographic maps, drawings, and other materials documenting compliance.

3. Where off-site parking is proposed, a certified copy of the recorded lease shall be submitted.